

35 1F1 Ferry Road

LEITH, EDINBURGH, EH6 4AD



BEAUTIFULLY PRESENTED, REFURBISHED THREE-BEDROOM, CORNER SET, FIRST-FLOOR FLAT



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





A beautifully presented, refurbished three-bedroom, corner set, first-floor flat, forming part of a traditional stone-built tenement, located in the popular Leith area, north of Edinburgh city centre.

Access is gained to the property via the entrance hall which has a secure entry phone, and features sanded and varnished floorboards. The bright and spacious, corner set living room, features solid hardwood flooring, a living flame gas fire with a stone hearth, and a recessed window offering plentiful natural light. The modern kitchen is fitted with floor and wall units, laminate worktops and a stainless steel sink, and in the utility area there is a free-standing fridge freezer and washing machine. The master bedroom is generously sized, with an en-suite shower room including a modern two piece suite and walk-in shower cubicle with a mains shower. Bedroom two is to the rear and with space for free-standing furniture, whilst bedroom three may be used as a nursery or study. The bathroom features under-floor heating, a contemporary white three-piece suite with an electric over-bath shower, a towel radiator and mosaic tile splash-backs.

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The Lounge



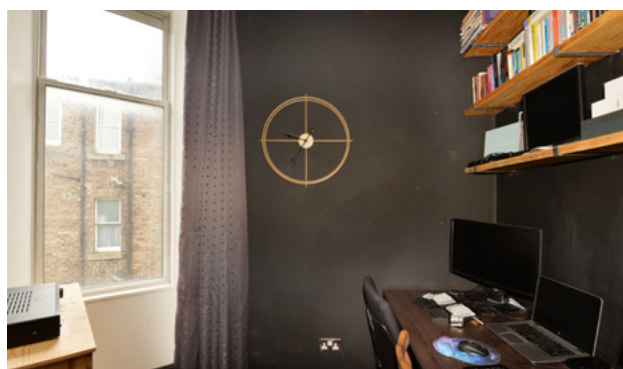
The Kitchen





The Hallway

The Bedrooms

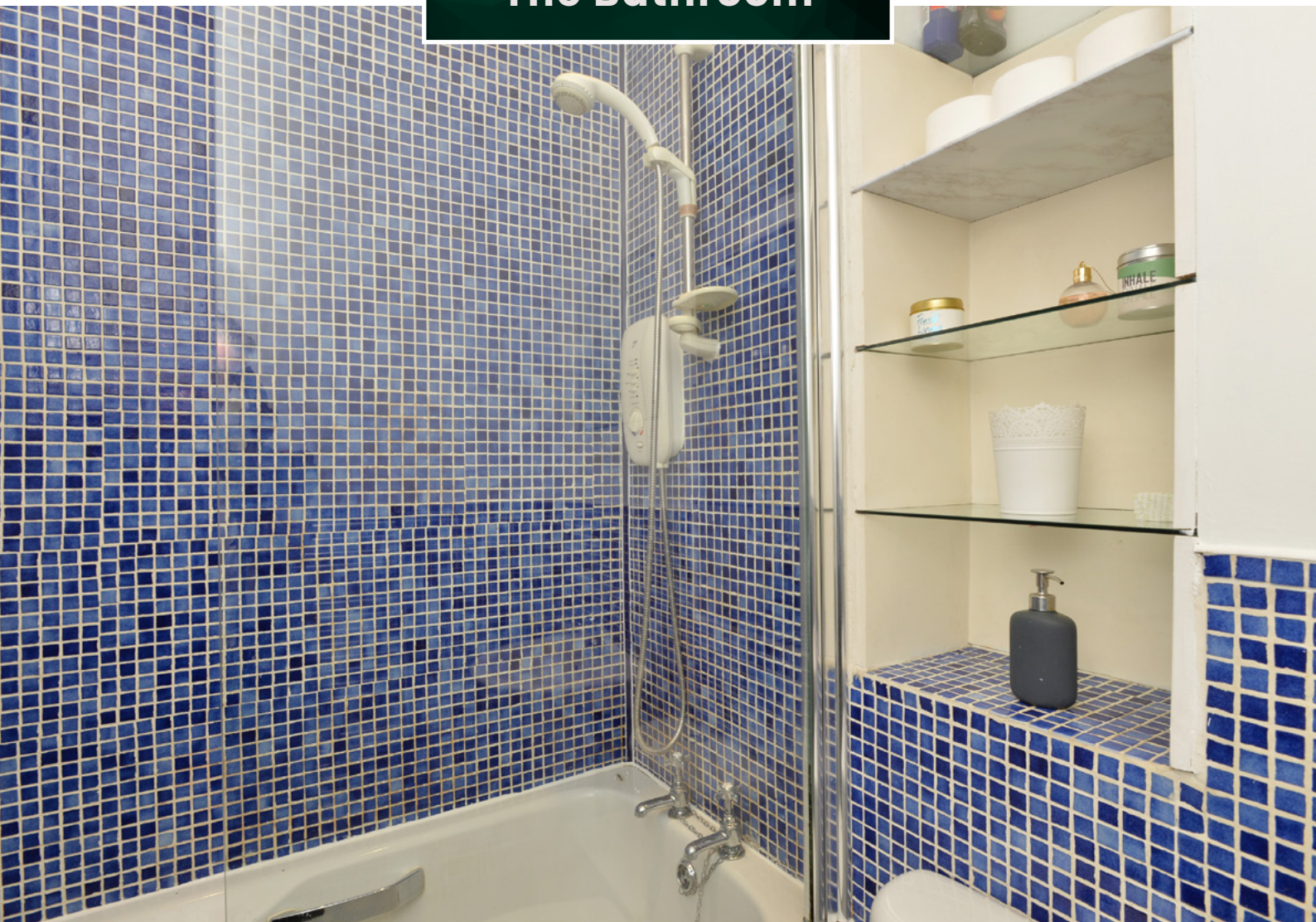


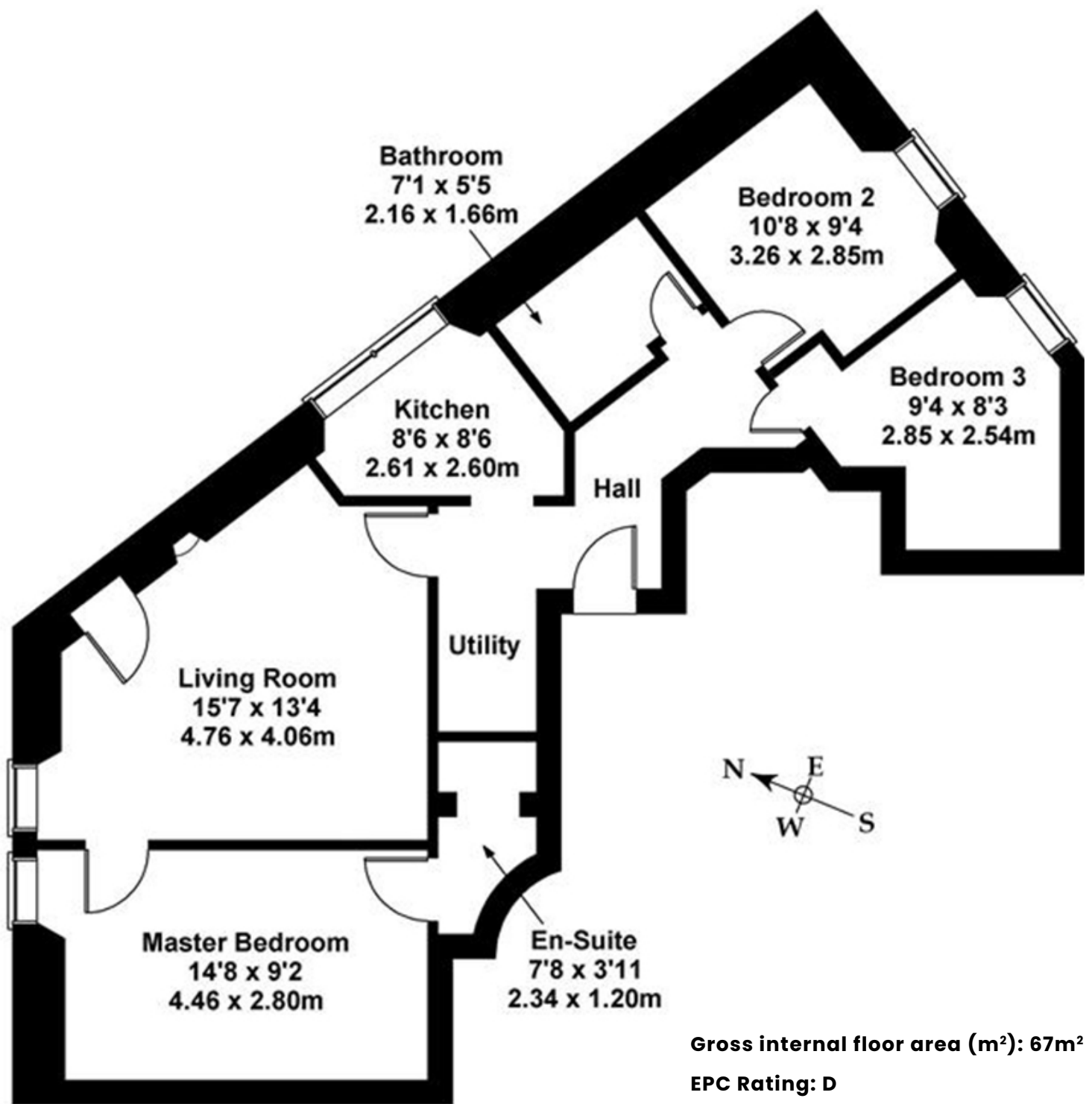


En-suite



The Bathroom







Leith is a renowned and historic port area of Edinburgh, a vibrant city location with a mix of traditional and modern residential properties. A high amenity area, there is extensive convenience and specialist shopping, with a Tesco superstore on Duke Street and ASDA at Sandpiper Drive. The Shore area also offers a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst the Ocean Terminal complex has many high-street names, restaurants, Marks & Spencer Foodhall, gym, and a multi-screen cinema. There are numerous public parks and squares, the expansive Leith Links, and The Water of Leith Walkway. There are many highly frequent bus services; a number of primary schools, with secondary schooling at Trinity Academy.
